

IN RE: PETITION FOR VARIANCE
W/S Beaver Dam Road, 196' NW
Beaver Court
8th Election District
3rd Councilmanic District
(10604-10606 Beaver Dam Road)

Frederick L. & Patricia A. Matusky
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-355-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Frederick L. and Patricia A. Matusky. The Petitioners are requesting a variance for property located at 10604-10606 Beaver Dam Road. The variance request is from Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow the construction of a storage office building with a front yard setback of 3 ft. for the second floor in lieu of the required 25 ft. and a side yard setback of 14 ft. in lieu of the required 30 ft.

Appearing at the hearing on behalf of the variance request were Douglas Kennedy, the professional engineer who prepared the site plan of the property, Frederick Matusky, owner of the property, and Edward Covahey, Jr., attorney at law, representing the Petitioners. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.803 acres , more or less, zoned ML-IM. The subject property is improved with an existing one-story warehouse and service garage building. The property is located on the northwest corner of the intersection of Beaver Dam Road and the Mass Transit Light Rail Line. The property is triangularly shaped. The property owner is desirous of constructing a two-story office and storage building in the rear corner of the subject site. The details of the building to be

ORDER RECEIVED FOR FILING

Date

By

6/26/02

R. J. J. J.

constructed are more particularly shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. In order to construct the building in this area of the property, the variance requests are necessary. After considering the testimony and evidence offered by the Petitioners and the lack of opposition thereto, I find that the variance should be granted to allow them to construct a new building on this property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING
DATE 6/26/02
BY J. J. Jenson

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 26th day of June, 2002, by this Deputy Zoning Commissioner, that the Petitioners' requests for variance from Section 255.1 of the B.C.Z.R., to allow the construction of a storage office building with a front yard setback of 3 ft. for the second floor in lieu of the required 25 ft. and a side yard setback of 14 ft. in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

By

6/26/02
R. J. Jernigan



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 26, 2002

Edward C. Covahey, Jr., Esquire
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 02-355-A
Property: 10604-10606 Beaver Dam Road

Dear Mr. Covahey:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr & Mrs Frederick Matusky
10604 Beaver Dam Rd
Hunt Valley MD 21030

Douglas L Kennedy, PE
3104 Timanus La Ste 101
Baltimore MD 21244

Come visit the County's Website at www.co.ba.md.us





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10604-10606 Beaver Dam Road

which is presently zoned M.L.-I.M.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 255.1 of the Baltimore County Zoning Regulations for a proposed storage/office building to permit:

- ~~1. A front yard setback of 20' for the first floor in lieu of the required 25'~~
- 1 2. A front yard setback of 3' for the second floor in lieu of the required 25'
- 2 3. A side yard setback of 14' in lieu of the required 30'

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To Be Determined At Hearing

OK

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Edward C. Covahey, Jr.

Name - Type or Print

Signature

Covahey & Boozer, P.A.

Company

614 Bosley Avenue

410-828-9441

Address

Telephone No.

Towson, MD

21204

City

State

Zip Code

Legal Owner(s):

Frederick L. Matusky

Name - Type or Print

Signature

Patricia A. Matusky

Name - Type or Print

Signature

10604 Beaver Dam Road

410-527-0060

Address

Telephone No.

Hunt Valley, MD

21030

City

State

Zip Code

Representative to be Contacted:

Frederick L. Matusky

Name

10604 Beaver Dam Road

410-527-0060

Address

Telephone No.

Hunt Valley, MD

21030

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

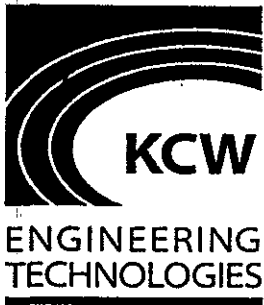
UNAVAILABLE FOR HEARING

Reviewed By JNP

Date 2/27/02

Case No. 02-355-A

REV 9/15/98



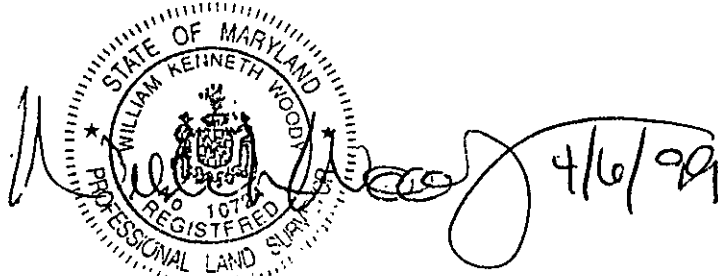
ZONING DESCRIPTION

FREDERICK L. MATUSKY
PATRICIA A. MATUSKY
10604 Beaver Dam road
8TH Election District
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the westernmost side of Beaver Dam Road, said Point of Beginning being situate 196 feet, more or less, north of the intersection of the centerline of Beaver Court and Beaver Dam Road, and running thence the eight following courses and distances:

1. By a curve to the right having a radius of 2,823.79 feet, an arc length of 13.58 feet; a chord bearing South 36 degrees 00 minutes 04 seconds East 13.58 feet to a point.
2. South 04 degrees 09 minutes 01 seconds East a distance of 5.81 feet to a point.
3. South 34 degrees 49 minutes 30 seconds East a distance of 97.56 feet to a point.
4. North 55 degrees 15 minutes 53 seconds East a distance of 2.96 feet to a point.
5. By a curve to the right having a radius of 2,823.79 feet, an arc length of 100.85 feet; a chord bearing South 32 degrees 45 minutes 33 seconds East 100.84 feet to a point.
6. South 01 degrees 19 minutes 42 seconds West a distance of 22.47 feet to a point.
7. North 84 degrees 49 minutes 07 seconds West a distance of 352.46 feet to a point.
8. North 53 degrees 28 minutes 51 seconds East a distance of 286.72 feet to the Point of Beginning.

CONTAINING 34932.3053 square feet or 0.803 acres more or less.



02-355-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11108

DATE 2/27/02 ACCOUNT R-001-006-6150

AMOUNT \$ 250.00

RECEIVED
FROM:

Edward C. Caughey, Jr.
Caughey & Boozer, P.A.

FOR:

10604-10606 Beaver Dam Rd.

02-355-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
2/27/2002	2/27/2002	13:09:02
REG #502	CASHIER JENA JEE	DRAWER 2
>> RECEIPT # 191584		
Dept	5	528 ZONING VERIFICATION
CR NO.	011108	

Recpt Tot 250.00

250.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-355-A
10604-10606 Beaver Dam Rd.
W/S Beaver Dam Road, 196'
NW Beaver Court
8th Election District
3rd Councilmanic District
Legal Owner(s):

Frederick L. Matusky

Variance: to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

Hearing: Friday, May 3, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/218 Apr. 18 C532583

CERTIFICATE OF PUBLICATION

4/18/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/18/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road, 196'
NW Beaver Court
8th Election District
3rd Councilmanic District
Legal Owner(s): Frederick L. Matusky

Variance: to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

Hearing: Friday, May 24, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/127 May 9 C536965

CERTIFICATE OF PUBLICATION

5/9, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/9, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road,
196' NW Beaver Court
8th Election District
3rd Councilmanic District
Legal Owner(s): Frederick L. Matusky

Variance: to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet, to permit a side yard setback of 14 feet in lieu of the required 30 feet.

Hearing: Monday, June 10, 2002 at 2:00 p.m. in Room 407, County Courts Building, 481 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/363 May 23 C540866

CERTIFICATE OF PUBLICATION

5/23/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/23/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

02-355-A

RE. Case No.:

Petitioner/Developer MATUSKY

COVAHEY

Date of Hearing/Closing 6/10/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Mrs. Gwendolyn Stephens

It's Fax Note	7671	Date	# of pages
To	ROBIN/BETTY	From	O'KEEFE
Co./Dept.	ZONING COMM.	Co.	
Phone #	301-4386	Phone #	
Fax #	887-3468 ✓	Fax #	

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #10604 BEAVER DAM ROAD

The sign(s) were posted on

5/22/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/22/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

ZONING NOTICE

CASE # 02-355-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: 10604 BEAVER DAM ROAD, HUNTSVILLE, AL 35894

DATE AND TIME: MONDAY, MAY 13, 2002 AT 7:00 PM

REQUEST: VARIANCE TO PERMIT A FRONT YARD SETBACK OF 5 FEET FOR THE SECOND FLOOR IN REAR OF THE PROPERTY. 20 FEET SIDEYARD A SETBACK OF 10 FEET IN REAR OF THE PROPERTY. 20 FEET

#10604 BEAVER DAM ROAD, HUNTSVILLE, AL 35894

02-355-A
#10604 BEAVER DAM RD
CGB 6/10

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-355-A

Petitioner: MATUSKY

Address or Location: 10604-10606 Beaver Dam Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edward C. Cavahey, Jr.

Address: Cavahey & Boozer, P.A.

614 Bosley Avenue

Towson, MD 21204

Telephone Number: 410-828-9441

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 4, 2002 Issue – Jeffersonian

Please forward billing to:
Edward C Covahey Jr.
Covahey & Boozer
614 Bosley Avenue
Towson MD 21204

410 828-9441

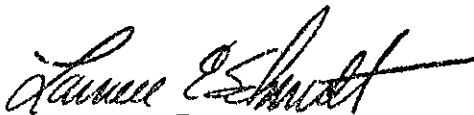
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road, 196' NW Beaver Court
8th Election District – 3rd Councilmanic District
Legal Owner: Frederick L Matusky

Variance to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Thursday, April 19, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 11, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road, 196' NW Beaver Court
8th Election District -- 3rd Councilmanic District
Legal Owner: Frederick L Matusky

Variance to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Thursday, April 19, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon 672
Director

C: Edward C Covahey Jr, Covahey & Boozer, 614 Bosley Avenue, Towson 21204
Mr. & Mrs. Matusky, 10604 Beaver Dam Road, Hunt Valley 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 4, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 18, 2002 Issue – Jeffersonian

Please forward billing to:
Edward C Covahey Jr.
Covahey & Boozer
614 Bosley Avenue
Towson MD 21204

410 828-9441

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road, 196' NW Beaver Court
8th Election District – 3rd Councilmanic District
Legal Owner: Frederick L Matusky

Variance to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Friday, May 03, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDD
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 21, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road, 196' NW Beaver Court
8th Election District – 3rd Councilmanic District
Legal Owner: Frederick L Matusky

Variance to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Friday, May 03, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GJZ
Director

C: Edward C Covahey Jr, Covahey & Boozer, 614 Bosley Avenue, Towson 21204
Mr. & Mrs. Matusky, 10604 Beaver Dam Road, Hunt Valley 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 18, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, May 2, 2002 Issue – Jeffersonian

Please forward billing to:
Edward C Covahey Jr
Covahey & Boozer PA
614 Bosley Avenue

410 828-9441

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road, 196' NW Beaver Court
8th Election District – 3rd Councilmanic District
Legal Owner: Frederick L Matusky

Variance to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Friday, May 17, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 1, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road, 196' NW Beaver Court
8th Election District – 3rd Councilmanic District
Legal Owner: Frederick L Matusky

Variance to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Friday, May 17, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Edward C Covahey, Jr, Covahey & Boozer, 614 Bosley Ave, Towson 21204
Mr. & Mrs. Matusky, 10604 Beaver Dam Road, Hunt Valley 21030
Code Enforcement Officer Nikolai Peruzovic

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 2, 2002**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 9, 2002 Issue – Jeffersonian

Please forward billing to:
Edward C Covahey Jr
Covahey & Boozer PA
614 Bosley Avenue
Towson MD 21204

410 828-9441

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road, 196' NW Beaver Court
8th Election District – 3rd Councilmanic District
Legal Owner: Frederick L Matusky

Variance to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Friday, May 24, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 3, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road, 196' NW Beaver Court
8th Election District – 3rd Councilmanic District
Legal Owner: Frederick L Matusky

Variance to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Friday, May 24, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDD
Director

C: Edward C Covahey, Jr, Covahey & Boozer, 614 Bosley Ave, Towson 21204
Mr. & Mrs. Matusky, 10604 Beaver Dam Road, Hunt Valley 21030
Code Enforcement Officer Nikolai Peruzovic

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 9, 2002**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 23, 2002 Issue – Jeffersonian

Please forward billing to:
Edward C Covahey Jr
Covahey & Boozer PA
614 Bosley Avenue
Towson MD 21204

410 828-9441

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road, 196' NW Beaver Court
8th Election District – 3rd Councilmanic District
Legal Owner: Frederick L Matusky

Variance to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Monday, June 10, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDC
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

May 17, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-355-A
10604-10606 Beaver Dam Road
W/S Beaver Dam Road, 196' NW Beaver Court
8th Election District – 3rd Councilmanic District
Legal Owner: Frederick L Matusky

Variance to permit a front yard setback of 3 feet for the second floor in lieu of the required 25 feet; to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Monday, June 10, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDL
Director

C: Edward C Covahey, Jr, Covahey & Boozer, 614 Bosley Ave, Towson 21204
Mr. & Mrs. Matusky, 10604 Beaver Dam Road, Hunt Valley 21030
Code Enforcement Officer Nikolai Peruzovic

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 25, 2002**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 17, 2002

Edward C. Covahey, Jr.
Covahey & Boozer P. A.
614 Bosley Avenue
Towson, MD 21204

Dear Mr. Covahey:

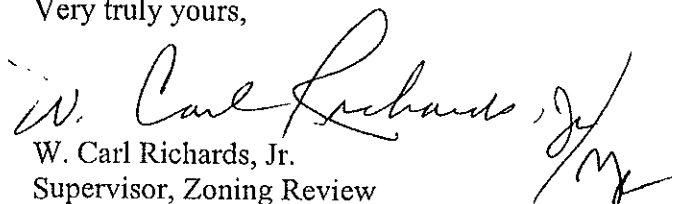
RE: Case Number:02-355-A, 10604-10606 Beaver Dam Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 2/27/02

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: Mr. & Mrs. Frederick Matusky 10604 Beaver Dam Road Hunt Valley, Maryland 21030
People's Counsel

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 7, 2002

Edward C Covahey Jr
Covahey & Boozer PA
614 Bosley Avenue
Towson MD 21204

Dear Mr. Covahey:

RE: Case Number: 02-355-A, 10604-10606 Beaver Dam Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 27, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Mr. & Mrs. Frederick L Matusky, 10604 Beaver Dam Road, Hunt Valley 21030
Officer Nikolai Peruzovic, Code Enforcement
People's Counsel


Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 9, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 2002
Item Nos. 333, 350, 351, 352, 353,
354, 355, 356, 358 and 359

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

1

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 12, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF March 11, 2002

Item No.: 333, 351, (355), 357, 358, and 359

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments regarding the item numbers listed above.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/hbt*

DATE: April 9, 2002

Zoning Advisory Committee Meeting of March 11, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

333, 344, 350, 355, 358, 359

Waiting on AG Comments for #356

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 11, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 11 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-329, 02-350, 02-351, 02-355 & 02-357

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.8.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 355 JHP

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
10604-10606 Beaver Dam Road, W/S Beaver Dam Rd,
196' NW of Beaver Ct
8th Election District, 3rd Councilmanic

Legal Owner: Frederick L. & Patricia A. Matusky
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-355-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Edward C. Covahey, Jr., Esq., Covahey & Boozer, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: March 18, 2002

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No. : 355
Legal Owner/Petitioner: Frederick L. Matusky
Property Address: 10604-10606 Beaver Dam Road
Location Description: W/side of Beaver Dam Road, 196 feet northwest of Beaver Court

VIOLATION INFORMATION: Case No.: 01-7477

Please be advised that the aforementioned petition is the subject of an active violation case. **When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:**

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes
State Tax Assessment printout
Correction Notice
Code Enforcement Citation

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

c: Code Enforcement Officer Nikolai Peruzovic

*sent
3-21*



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdminspect@co.ba.md.us

February 11, 2002

Edward C. Covahey, Jr. Esquire
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

Re: Case No. 01-7477, 10606 Beaver Dam Road

Dear Mr. Covahey:

Please be advised that a Code Enforcement Hearing has been rescheduled for April 25, 2002 at 9:00 a.m. in Room 116 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204. The Hearing is based on a civil citation issued with respect to certain violations concerning the above property. It is important that you appear for the hearing and state your side of the case.

If you have any questions please contact Inspector J. Peruzovic at 410-887-3753, voice mail 7301.

Sincerely,

A handwritten signature in cursive script, reading "Kitty Popelarski".

Kitty Popelarski
Code Enforcement

- c. Nikolai Peruzovic, Code Enforcement Inspector
Mr. & Mrs. Frederick L. Matusky, 20800 Kenny Mill Rd., Freeland, Md. 21053
Mr. Roy Fields, 10606 Beaver Dam Rd., Hunt Valley, Md. 21030

01-7477

Come visit the County's Website at www.co.ba.md.us



imor County
Department of Permits and
Development Management

Code Inspections Enforcement
County C : Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

18-F6

Citation/Case No. 01-7477	Property No. 22 00 01 6094	Zoning: ML1M
Name(s):	MATUSKY FREDERICK L MATUSKY PATRICIA A	
Address:	20800 KENNY MILL RD FREE2AND MD 21053	
Violation Location:	10606 BEAVER DAM RD	
Violation Dates:	11.20.01 1.14.02	

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID
UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

FAILURE TO CEASE OPERATION OF
SERVICE GARAGE IN ML1M ZONE
WITHOUT A SPECIAL EXCEPTION

101.1 253.2.B.3

Pursuant to Section 1-8, Baltimore County Code, a civil penalty
has been assessed, as a result of the violation cited herein, in
the amount indicated:

\$ 6000

A quasi-judicial hearing has been pre-scheduled in Room 116,
111 West Chesapeake Avenue, Towson, Maryland, for:

Date: 3.6.02

Time: 9 AM

Citation must be served by:

Date: 1.29.02

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true
and correct to the best of my knowledge, information, and belief.

Print Name: PERUZOVIC

Date: 1.14.02
Inspector's Signature: [Signature]

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:	Citation/Case No.:
Address:	

Date: Defendant's Signature: AGENCY



Baltimore County
Department of Permits and
Development Management

258-3100
Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

18-F6
Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-7477	Property No. 2200016094	Zoning M21M
------------------------------	----------------------------	----------------

Name(s): NATUSKY FREDERICK L & PATRICIA

Address: 20800 KENNY MILL RD FREELAND, MD. 21053

Violation Location: 10606 BEAVER DAM RD

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

CEASE THE OPERATION OF A SERVICE
GARAGE (Detail shop) OR
APPLY FOR A SPECIAL EXCEPTION.

101.1 253.2.B.3 ~~101.1~~

Posted & MAILED

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 1.13.01	Date Issued: 11.20.01
-----------------------	-----------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name J. MIKOLAI PERUZOVIC

INSPECTOR: [Signature]
STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR: _____

AGENCY

ENFORCEMENT REPORT

NCF

DATE: 11/19/01 INTAKE BY: RC CASE #: 01-7477 INSPEC: 12

COMPLAINT LOCATION: 10606 Beaver Dam Rd.

ZIP CODE: _____ DIST: _____

COMPLAINANT NAME: Anon Letter PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Car business from property not zoned properly

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: 11.20.01 Issue & CORRECTION NOTICE TO CEASE OPERATION OF SERVICE GARAGE OR APPLY FOR A SPECIAL EXCEPTION
EDWARD COUCHY ATTORNEY IS WORKING ON EXCEPTION
-11- 410 828 7441 1.13.02
N.A.

REINSPECTION: _____

REINSPECTION: _____

ROY FIELDS MERCEDES SERVICE

10606 Beaver Dam Rd.
Hunt Valley, MD 21030



Mercedes Benz Service Specialists

ROY FIELDS
resident

RA1001B

DATE: 11/19/2001

STANDARD ASSESSMENT INQUIRY (1)

TIME: 11:38:27

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
22 00 016094	08	2-1	07-00	N	NO		09/25/01

MATUSKY FREDERICK L

DESC-1.. IMPS.803 AC

MATUSKY PATRICIA A

DESC-2.. ELLIOTT PROPERTY

20800 KENNY MILL RD

PREMISE. 10606 BEAVER DAM

RD

00000-0000

FREELAND

MD 21053-0000 FORMER OWNER: ELLIOTT RUSSELL L

----- FCV -----		----- PHASED IN -----	
PRIOR	PROPOSED	CURR	CURR
LAND: 223,900	223,900	FCV	ASSESS
IMPV: 313,300	313,300	TOTAL.. 537,200	537,200
TOTL: 537,200	537,200	PREF... 0	0
PREF: 0	0	CURT... 0	0
CURT: 0	0	EXEMPT.	0
DATE: 10/98	00/00		

----- TAXABLE BASIS -----		FM DATE
02/03 ASSESS:	537,200	12/14/00
01/02 ASSESS:	537,200	06/01/01
00/01 ASSESS:	214,880	06/01/00

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

CITY OF CHICAGO ENFORCEMENT REPORT

NCF

DATE: 11/19/01 INTAKE BY: RC CASE #: 01-7477 INSPEC: 12

COMPLAINT LOCATION: 10606 Beaver Dam Rd.

ZIP CODE: _____ DIST: _____

COMPLAINANT NAME: anon letter PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Car busines^s from property not zoned properly

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

11/16/01
JT
Y

8 NOV 01

Baltimore County Government
ATTN: Code Enforcement
Ref: 10606 Beaver Dam Road
Cockeysville, Maryland 21030

Dear Zoning Enforcement;

Last week a new business moved into 10606 Beaver Dam Rd, Cockeysville, MD 21030.

The business is Roy Fields Mercedes Service. They repair auto's. Car's are left outside and sometimes with for sale signs.

I don't believe that the site is zoned for this because previously it was used for office space.

Please investigate this matter

A concerned resident of Baltimore County.

ATTORNEY: EDWARD COVEHY
410-828-9441



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 21, 2002

Edward C. Covahey, Jr.
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson MD 21204

Dear Mr. Covahey:

RE: Case Number: 02-355-A, 10604-10606 Beaver Dam Road

The above matter previously scheduled for Monday, April 22, 2002 at 9:00 a.m. in Room 407, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

Arnold Jablon GDZ
Director

AJ: gdz

C: Mr. & Mrs. Frederick L. Matusky, 10604 Beaver Dam Road, Hunt Valley 21030

4/19
ff.
Simp
5/24
P.D.

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW

614 BOSLEY AVENUE

TOWSON, MARYLAND 21204

AREA CODE 410

828-9441

FAX 410-823-7530

EDWARD C. COVAHEY, JR.

F. VERNON BOOZER *

MARK S. DEVAN

THOMAS P. DORE

MICHAEL T. PATE

STACIE D. TRAGESER

* ALSO ADMITTED TO D. C. BAR

3/19/02
of
George
To: Goose
please Call
3/19/02
mm

ANNEX OFFICE

SUITE 302

606 BALTIMORE AVE.

TOWSON, MD 21204

March 15, 2002

Arnold Jablon, Director
Baltimore County Dept. of Permits
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case Nos. 02-350-SPH and 02-355-A

Dear Mr. Jablon:

I received notice setting in Case No. 02-350-SPH for special hearing, and Case No. 02-355-A for a variance, for Thursday, April 19, 2002 at 9:00 a.m. It is requested that George Zahner call me prior to setting in these cases to avoid any court conflicts.

I have an arbitration set by Judge Bollinger involving parties who are flying in from Texas for the hearing on Friday, April 19, 2002 at 10:00 a.m. I would be able to complete the special hearing in Case No. 02-350-SPH, however, I respectfully request that Case No. 02-355-A be continued in that I can envision it requiring a substantial amount of time and expert testimony.

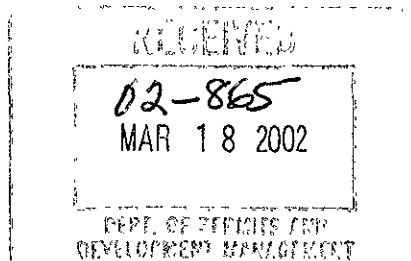
It would be appreciated if I could be called and coordinate the rescheduling of Case No. 02-355-A so that I do not have to again ask for a postponement because of a conflict in my court calendar.

Your indulgence is appreciated.

Very truly yours,

Edward C. Covahey, Jr.

ECC,Jr./ldr
0315ldr11



COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 410
828-9441

EDWARD C. COVAHEY, JR.
F VERNON BOOZER *
MARK S. DEVAN
THOMAS P. DORE
MICHAEL T. PATE
STACIE D. TRAGESER

FAX 410-823-7530

5/17/02
Goose
To: Goose
Handle
5/17/02
ANNEX OFFICE
SUITE 302
606 BALTIMORE AVE.
TOWSON, MD 21204

* ALSO ADMITTED TO D. C. BAR

May 14, 2002

Arnold Jablon, Director
Baltimore County
Department of Permits and
Development Management
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: Case No. 02-355-A
10604-10606 Beaver Dam Road

Dear Mr. Jablon:

Please treat this as a request that the above matter be continued from its scheduled date of May 24, 2002. I have just learned that the property has not been posted in accordance with the requirements of the Zoning Regulations.

Your indulgence in having me contacted with respect to granting a continuance in this matter would be appreciated, and I assure you that I will personally see to it that the property is posted the next go-round. The confusion existed in that there were two separate petitions filed; one for a variance and one for a special hearing, which were scheduled for two separate dates, and accordingly, for reasons I am unable to completely determine, the sign was not posted.

Very truly yours,


Edward C. Covahey, Jr.

ECC,Jr./ldr
0514ldr10
cc: Peter Max Zimmerman, Esq.
Carole S. Demilio, Esq.
People's Counsel for Baltimore County

RECEIVED
02-1765
MAY 16 2002

PLEASE PRINT CLEARLY

PETITIONERS
~~CAREEN~~ SIGN-IN SHEET

02-355-A
6/10/02

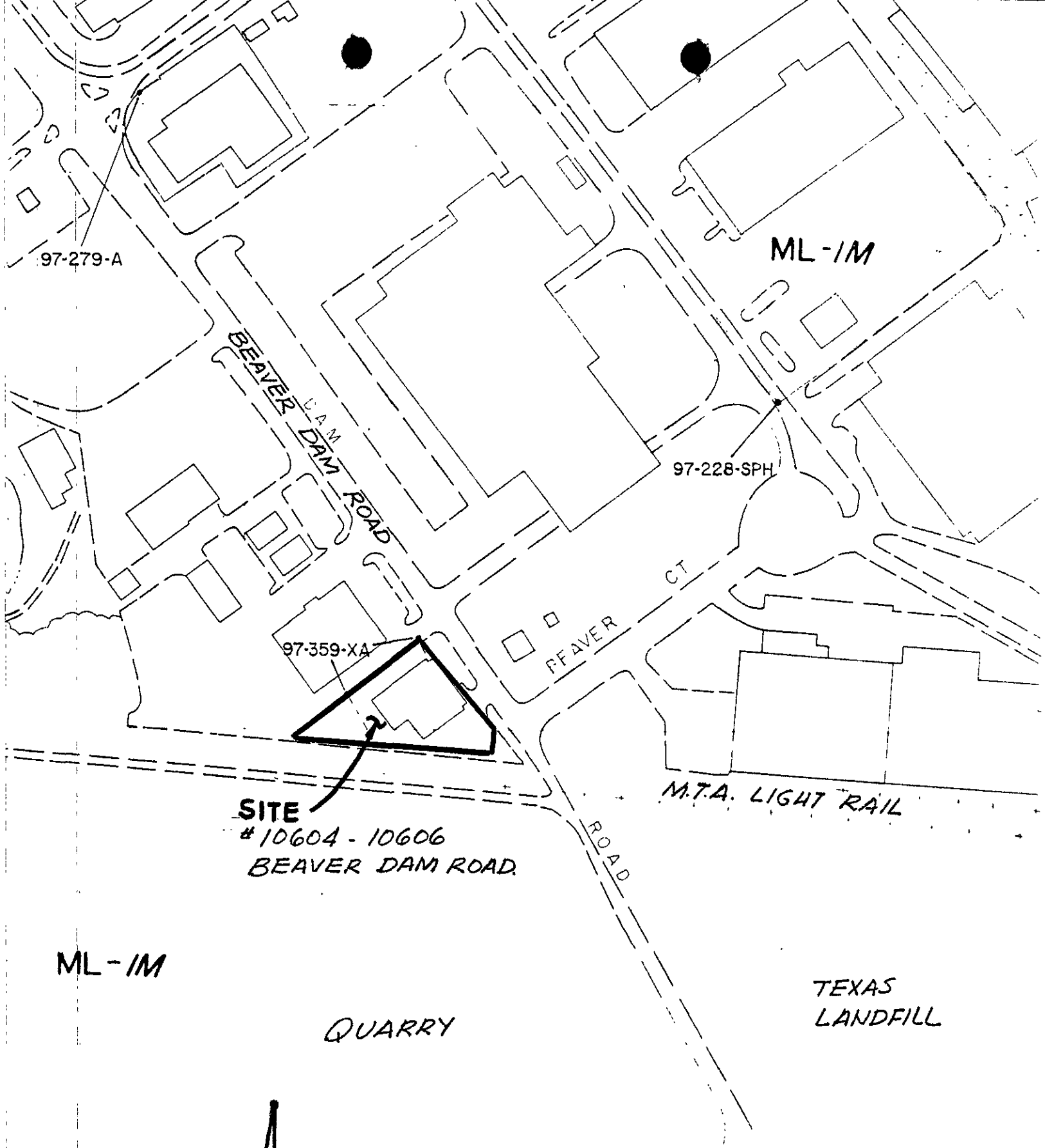
NAME

ADDRESS

DOUGLAS L. KENNEDY, P.E.

3104 TIMANUS LANE, SUITE 101
BALTIMORE, MD. 21244





SITE
#10604 - 10606
BEAVER DAM ROAD.

02-355-A

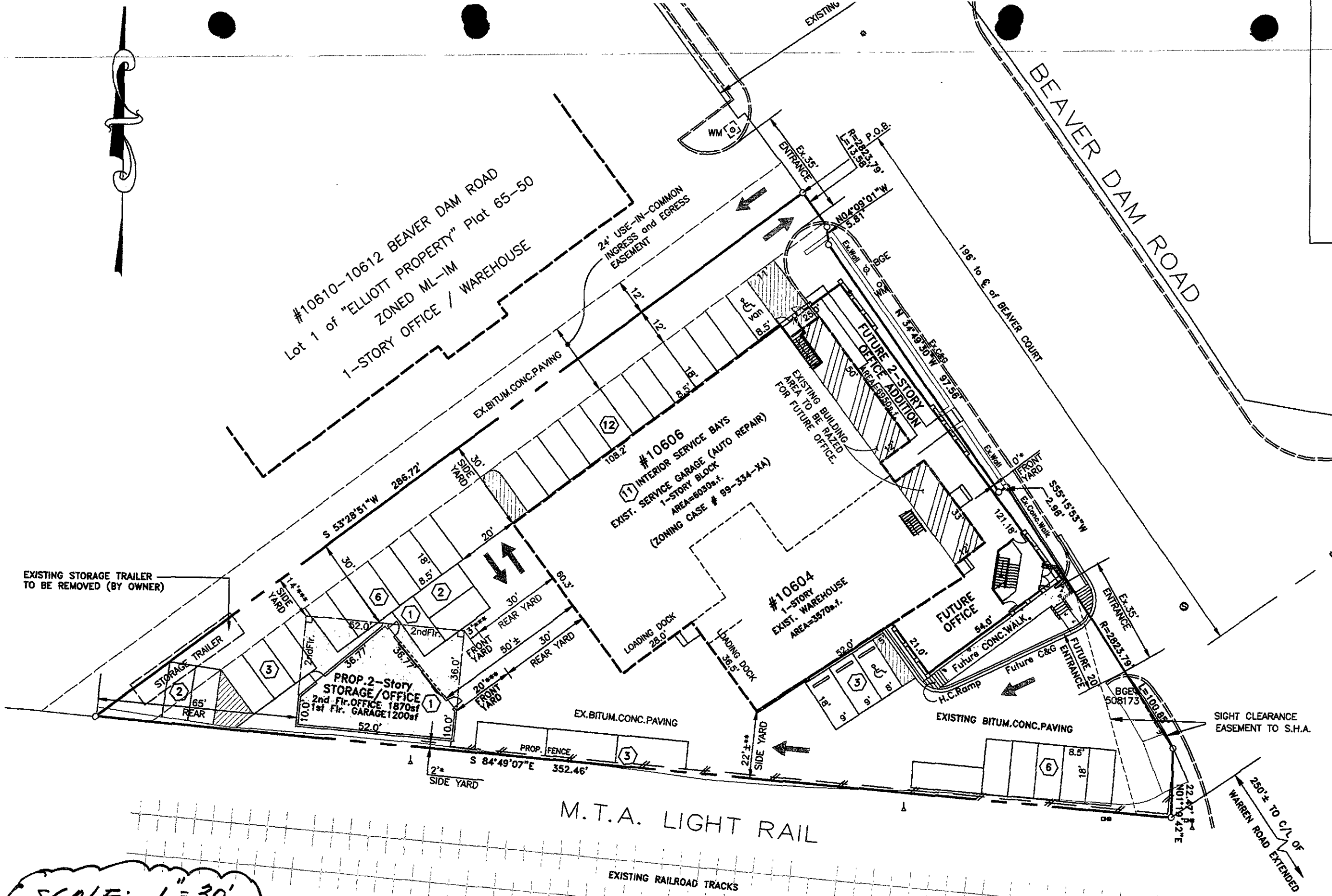


SCALE	LOCATION	SHEET
1" = 200' ±	COCKEYSVILLE	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		17-B

Ref Ex 2A

#10610-10612 BEAVER DAM ROAD
 Lot 1 of "ELLIOTT PROPERTY" Plat 65-50
 ZONED ML-IM
 1-STORY OFFICE / WAREHOUSE

BEAVER DAM ROAD



SCALE: 1"=30'
 JUNE 10, 2002

SECOND FLOOR

28



3E



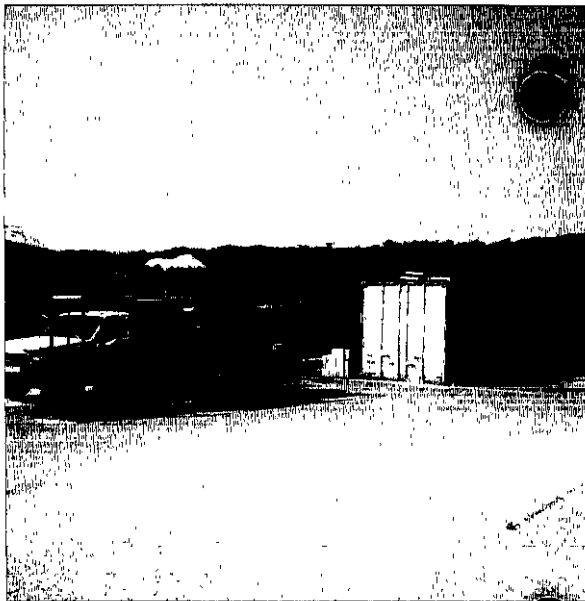
2



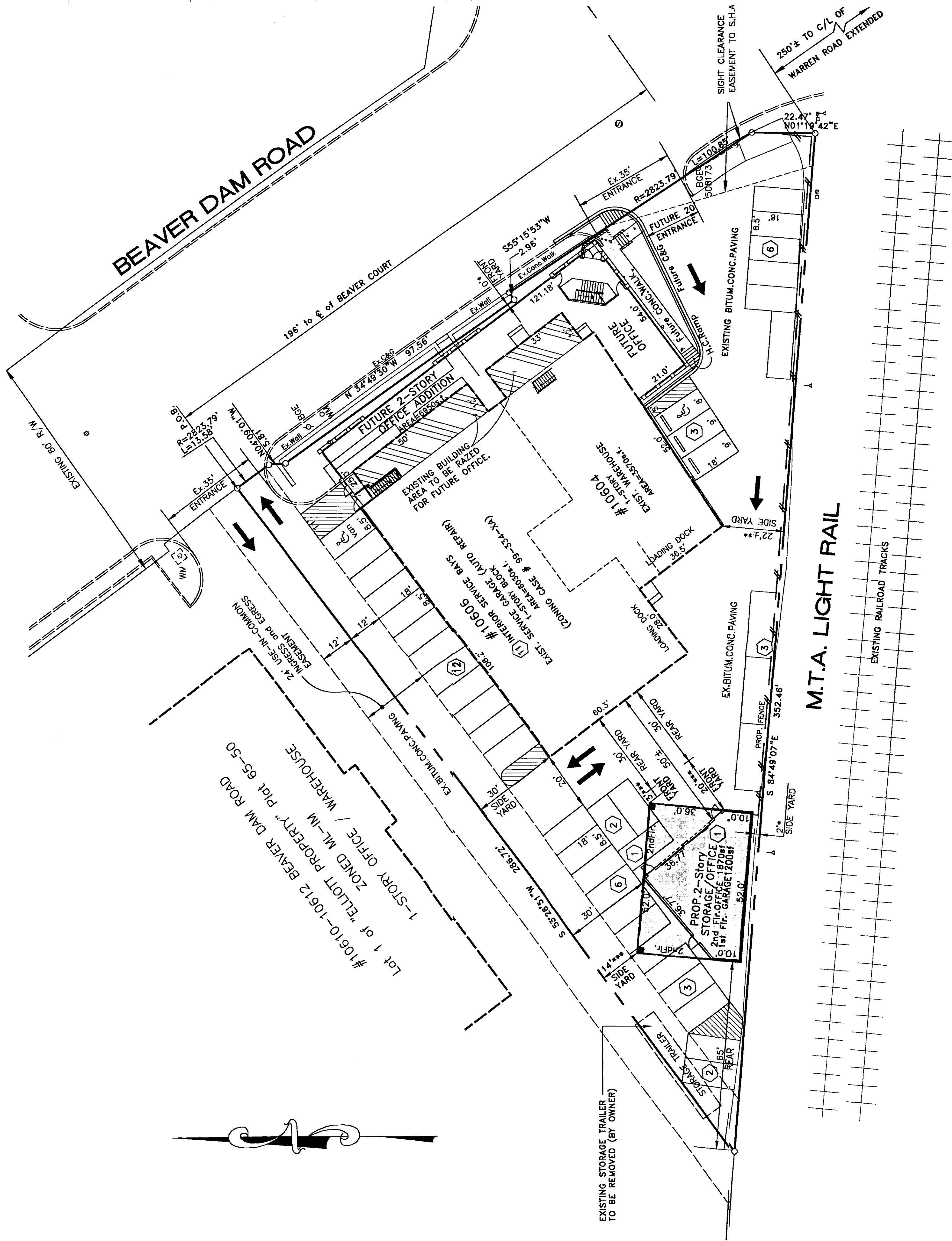
2C



3B



3A



PLAN: 1"=20'

REVISIONS		BY
RELEASED FOR:		
PRELIMIN.		
BIDDING		
PERMIT		
CONSTRUCT.		

SP4

MICO

NEW STORAGE BUILDING

10606 BEAVER DAM ROAD, SUITE 200
HUNT VALLEY, MARYLAND

Burton Associates Architects, Inc.

3000 Chestnut Avenue Suite 101
Baltimore, Maryland 21211
TEL 410.889.1172
FAX 410.366.1601

DATE 04.17.2001

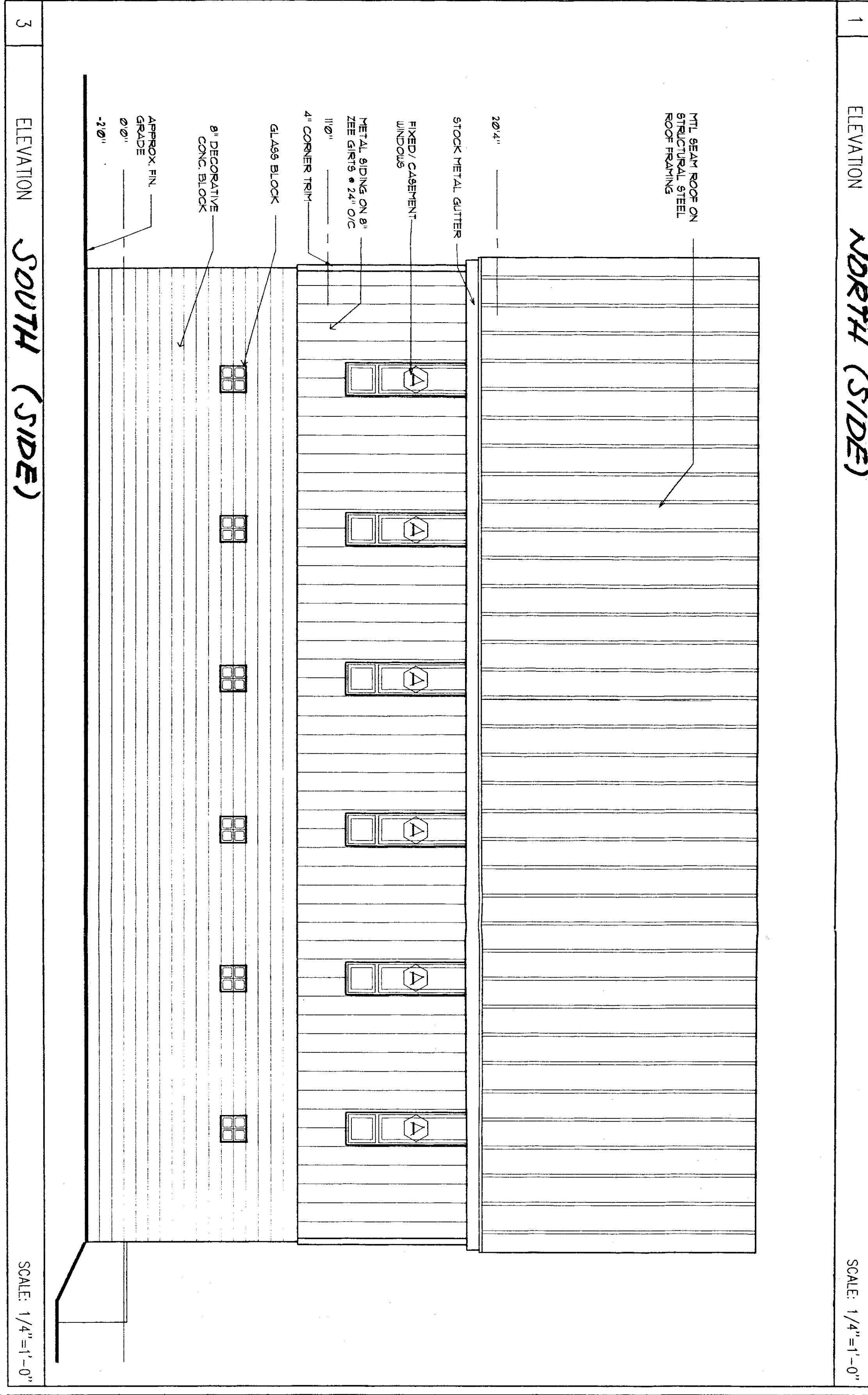
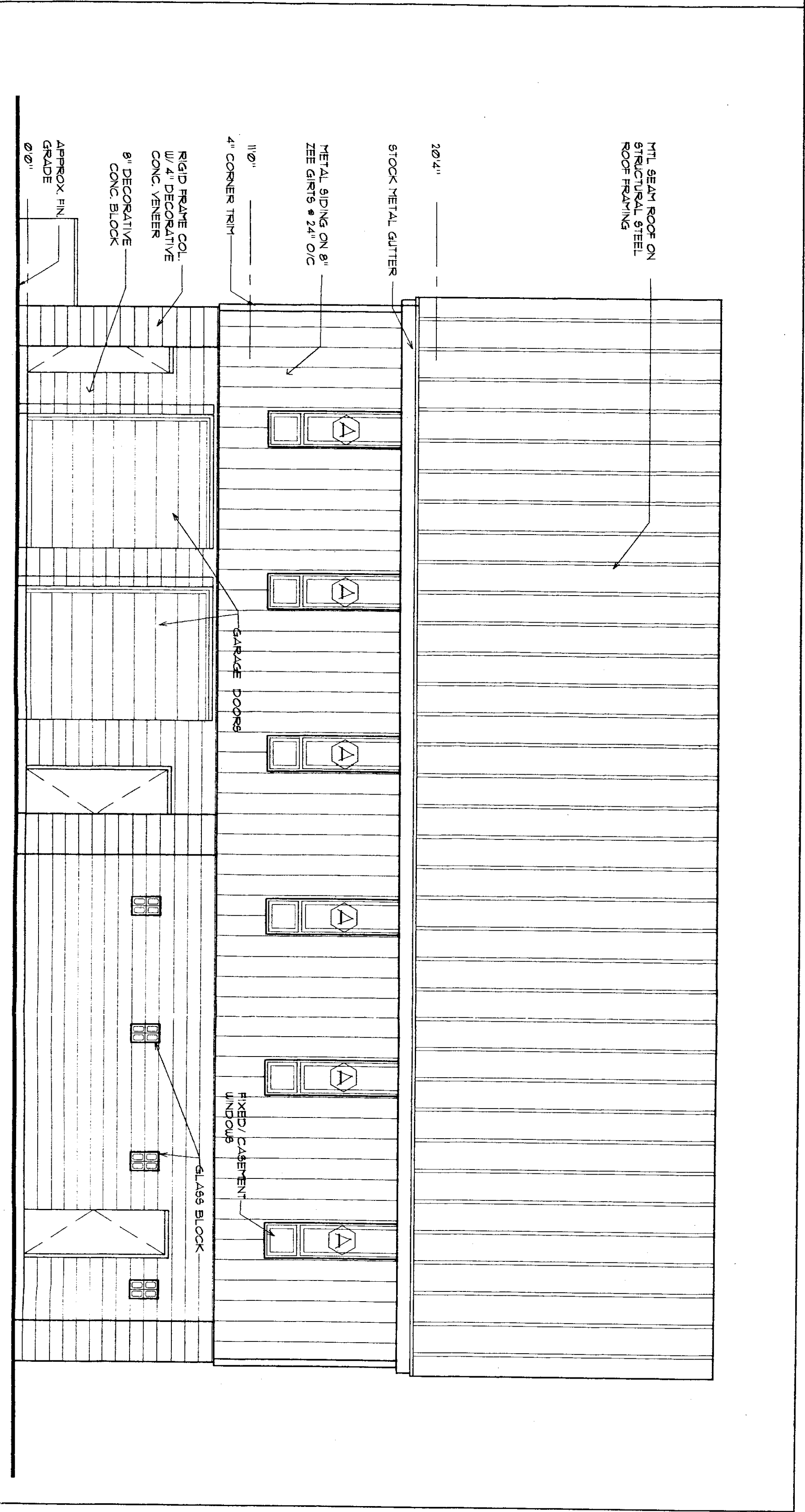
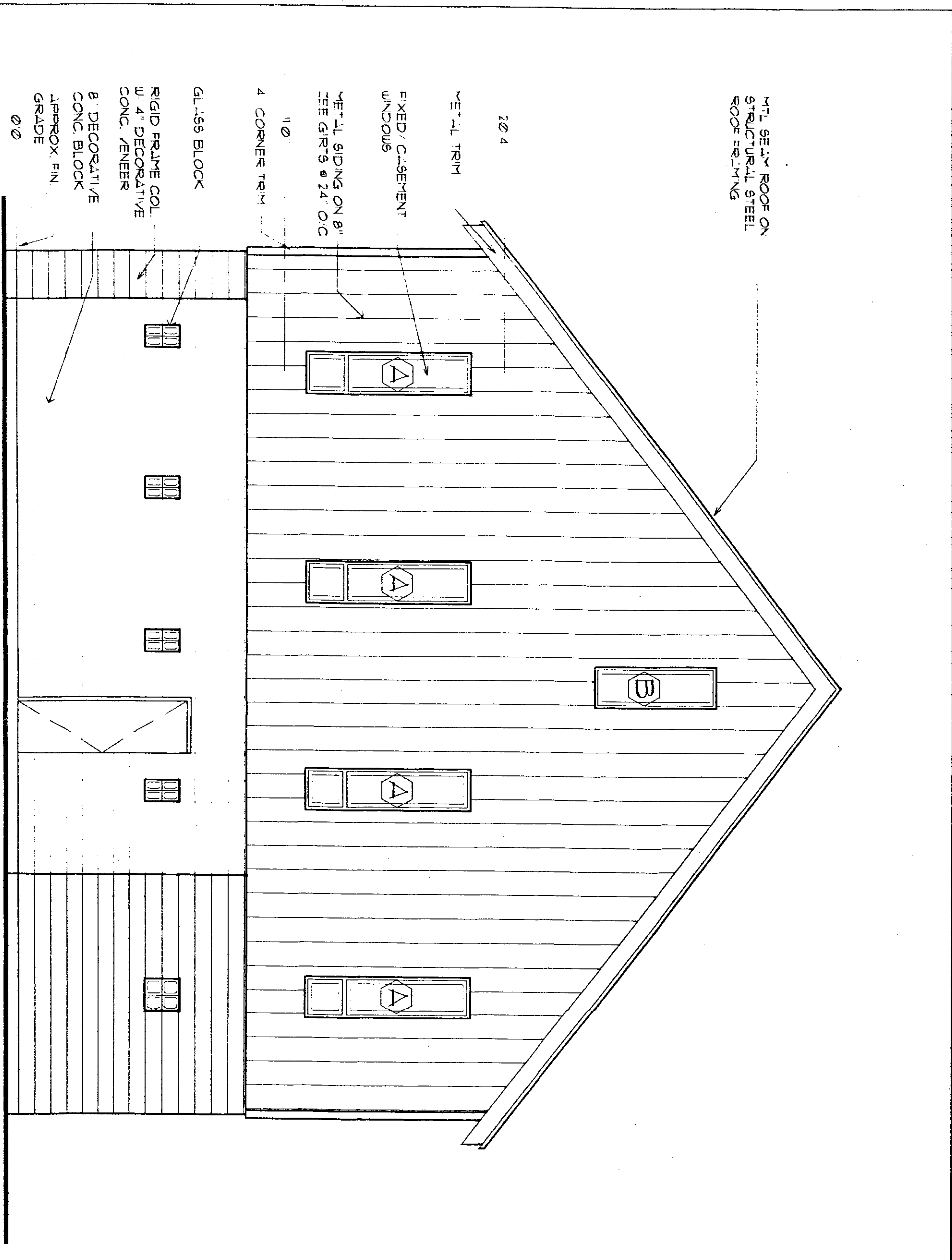
SCALE	AS NOTED
-------	----------

55F

60066 BOR

A-2.0

NOT FOR CONSTRUCTION



CASE 89-314-A:

CASE 89-314-A: Variance to permit side and rear yard setbacks of 2' each in lieu of the required 30 feet for a proposed addition. Granted April 7, 1989. (This addition has not been constructed as of this date).

CASE 93-137-A:

CASE 93-137-A: Amended Case No.89-314-A. Variance to permit side yard setbacks of 24 feet on the North and 25 feet on the South for Lot 1 and 22 feet on the South side yard setback on Lot 2 in lieu of required 30 feet. Granted.

CASE 97-359-XA: #10604--06 BEAVER DAM ROAD

CASE 99-774 YV

CASE 99-334-XA: Petition for Special Exception for use as Service Garage with auto detailing. Variances for front yard and side yard setbacks. Granted per Order dated April 16, 1999. signage variance denied.

CASE 99-441-SPT

Per prior case no. 93-504-AA. Granted June 30, 1999.
Variance for 0 ft. front setback for office building, and
22 ft. front yard and 2 ft. side yard for storage building.
Granted per Order dated June 30, 1999.

GENERAL NOTES

1. OWNER / APPLICANT: Frederick L. & Patricia A. Matusky
P.O.Box 130, Hunt Valley, MD 21030
2. LOCATION: #10604-#10606 BEAVER DAM ROAD
LOT 2 of "ELLIOTT PROPERTY"
PLAT REFERENCE: 65/50
3. DEED: Liber: 9602 folio 001
AREA 0.803 AC.±
4. ELECTION DISTRICT: 08
5. COUNCILMANIC DISTRICT: 3
5. ACCOUNT NO.: 2200016094
6. ZONING: ML-IM ZONING MAP NW 17B
7. LAND USE: Commercial - Office / Warehouse Building
8. BUILDING AREA: Existing Warehouse
Future Office Addition
Proposed Storage/Office Bldg
Proposed Storage/Office Bldg
Service Garage
Total Building Area
Floor Area Ratio = 20,820 / 734,625 = 0.60 < 0.6 allowed.
9. PARKING: Required - Office (6950+1870s.f.) / 1000 s.f. x 1.3 = 9040 s.f. ±

10. BUILDING SETBACKS: Min. Required
Front: 13ft
Side: 25ft
Rear: 30ft

Parking provided: 138v/boys + 37regular + 2handicapped
= 50 p.s.
Required - Warehouse 1 space per employee x 1.1 employee
= 210 p.s.
Required - Auto Service space
6,030s.f. x 3.3/1000
= 19.9 p.s.
Total Parking Required
= 229.9 p.s.

Prop. Office 31ft.*** / 20***
Off. 31ft.*** / 20***
22ft.** 21t.* / 14***
34ft. 62ft.*

- ***Variance requested.
- ** Variance granted per prior Zoning Case No. 93-137-A.
- * Variance granted per pending Case No. 99-441-SPHA to allow front yard setback of 0 feet in lieu of the minimum required 25 feet for proposed office building, and front yard setback of 2 feet in lieu of the minimum required 30 feet and side yard setback of 2 feet in lieu of the minimum required 30 feet for proposed storage building.
11. SIGNS: All existing and proposed signs shall comply with BCZR Section 413 and all zoning policies for M.L. zones.
12. LIGHTING: Lighting shall be building or pole mounted and directed away and downward from adjacent and public R/W.
13. UTILITIES: Public utilities presently serve this property.
14. There are no known historic buildings, archaeological sites, endangered species habitats, or hazardous material sites located on this property. There are no streams, floodplains or wetlands on this property. There are no significant wetlands or features that the development proposal will negatively effect. There are no significant regulated plant or wildlife communities per DEPRM and DNR data.
15. LANDSCAPE PLAN: Landscape Plan in accordance with the current Landscape Manual shall be approved by PDM prior to issuance of Permits.
16. FOREST CONSERVATION ACT: Exempt from the requirements of F.C.A.
17. STORMWATER MANAGEMENT: Waiver granted based on <10% increase in 2-y'r runoff.
18. WAIVER OF CRG: A waiver of CRG (W-87-391) was granted in conjunction with Variance Case No. 89-334-A.
19. LIMITED EXEMPTION: CRG No. 921632: Limited Exemption from Development Regulations Section 26-171(A)(5) granted June 15, 1992.
CRG No. 081690: Limited Exemption from Development Regulations Section 26-171(A)(7) granted August 16, 1999
for Office Building Addition and Storage Building.
20. PREVIOUS COMMERCIAL PERMITS: Grading Permit B-395970.

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES

**BUILDING ADDITIONS TO
10604-10606 BEAVER DAM ROAD**

8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

02-355-A

PETITION FOR VARIANCES:

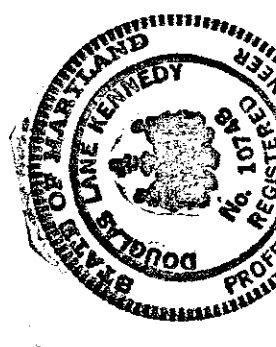
Variances requested from BCZR Section 255.1 for proposed storage/office building to allow:

1. ~~A front yard setback of 20 ft. for the 1st floor in lieu of the required 30 ft.~~
2. ~~A front yard setback of 3 ft. for the 2nd Floor in lieu of the required 30 ft.~~
3. ~~A side yard setback of 14 ft. in lieu of the required 30 ft.~~

REVISIONS		KCW J.O.	99210
DATE	DESCRIPTION	SCALE:	1" = 20'
		DATE:	FEB. 8, 2002
		DESIGNED:	DLK
		DRAWN:	YN
		CHECKED:	DLK
		DRAWING NO.:	C100B

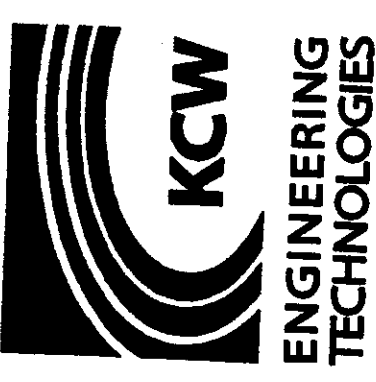
Burton Associates Architects, Inc.

3000 Chestnut Avenue Suite 101
Baltimore, Maryland 21211 410.
FAX 410.366.1601



2-8-2002
Douglas L. Kennedy

KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
Tele 410-281-0033
Fax 410-281-1065
www.KCW-ET.com



100